

Minutes of the Asbury Park Planning Board Regular Meeting  
**June 27, 2022**

Announcement by the Chairperson that the meeting is being held in accordance with the with the “Open Public Meetings Act,” Chapter 231, Public Law 1975, amended 2020. Adequate notice of this meeting has been provided to the Coaster and Asbury Park Press. All notices are on file with the Board Secretary.

Members in Attendance: Mayor John Moor, Councilwoman Yvonne Clayton, Jennifer Souder, Jim Henry, Eric Galipo, James Bonanno, Daniel Sciannameo (alt) & Alexis Taylor

Members Absent: Barbara Krzak, Rick Lambert & Juanita Barnes (alt)

Members Recused: None

Staff: Christopher Beekman (Acting Board Attorney); Donna Miller (Board Planner); Douglas Clelland (Board Engineers); Irina Gasparyan (Board Secretary)

Meeting begins at 7:00pm

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**A. Salute to the Flag**

**B. Roll Call**

**C. Applications:**

**1. PB-2021-18**

**Partner Properties LLC**

**929 Asbury Avenue, Block: 403 Lot 11, B Zone &**

**1000 First Avenue, Block 404 Lot 8, LI Zone**

Site plan & variances for renovation of existing building & parking on Asbury site & demo of existing building for ancillary parking on 1st Ave site.

Andrew Karas, attorney for applicant

Daphne Galvin, Lic Engineer for applicant

Exhibit A-9: Revised site plans date 6/9/22

Galvin: described changes made to site plan

Scianammeo: weren't you going to put island in center?

Galvin: one of board members suggested to change the layout & we looked into this &  
Board Professionals sworn in

Miller: clarify how many total parking spaces?

Galvin: total 64 proposed parking spaces

Exhibit A-10: cross section exhibit dated 6/10/22

Exhibit B-3: Revised Insite report dated 6/22/22

Exhibit B-4: Revised Insite report dated 6/22/22

Antonio Scalise, architect for applicant, sworn in

Exhibit A-11: Revised architectural plans dated 6/3/22

Scalise: described revised signs, architectural coping maintained on building, lighting changed to dark sky, fence samples.

Exhibit A-12: Sample aluminum fence photo

Miller: will need specs on the strip lighting

William McCollum, landscape engineer, sworn in

Exhibit A-13: Revised Landscape plan dated 6/3/22

McCollum: Described landscape species, added landscaping as requested.

Miller: acknowledging that there are maintenance issues and since we are here for site plan approval, so prefer curbing

Henry: had a similar issue with stone mulch, used grass strip to buffer

McCollum: there is a strip proposed

Moor: at last hearing we asked specific questions and done an excellent job coming back and addressing all those items, think you've done more than

Open to Public Q's

Michael Goonin, 1101 ocean

Close Public Q's

David G. Roberts, Professional planner, sworn in

Roberts: one of problems during my tenure in Asbury park was the used car lots, those buildings still there, there is opportunity here. The building is being reused, adjustments made, lower impervious coverage, twice the amount of landscaping area.

Karas: agree no substantial detriment to city

Roberts: yes.

Karas: closing statement

Henry: the design now has moved one of planting areas to NE corner of parking lot & area that was going to be planted, now striped? Reference to loading zone?

Karas: correct. No need for loading zone

Open to public comment

No public comments

Close public comment

Beekman: compliance w/ reports, council for ROW easements

**Motion to approve application with conditions discussed:** Scianammeo

**Seconded by:** Galipo

All members vote in favor

APPLICATION APPROVED

**1. PB-2022-03  
JLD Investment Group LLC**

**701-705 SECOND AVE Block: 2703 Lot 3**

Preliminary subdivision of existing church (Holy Spirit Church) to subdivide into 6 single family residential lots

Thomas Diseno, objector to application, sworn in

There is an objector, Shore Christian Church, whose attorney stated they have a conflict of interest last Thursday, leaving them without representation.

Henry: what is your affiliation with the objector

Scianammeo: why do they need attorney to object?

Diseno: there is a hand-written deed from James Bradley. They were told they had to have an attorney

Posada: this application was noticed properly

Beekman: if you feel that moving forward would unduly prejudice the application. There will always be a loss because they wont have counsel to ask the correct questions and guidance

**Motion to carry** application to special meeting July 18, 2022 6pm: Scianammeo

**Seconded by:** Clayton

All members vote in favor

APPLICATION CARRIED

#### **D. Adjournment**

**Motion to adjourn by:** Scianammeo **Seconded by:** Galipo All in favor

Meeting Adjourned: 8:59pm